The Planning Board held its first meeting of 1958 on February 4th, and present were Messrs. Mishaw, W. C. Arch, A. Arch and Wingfelder and Mrs. Willis.

Adoption of the minutes of the previous meeting, as read, was moved by Mr. Arch and seconded by Mr. Wingfelder.

The following officers were elected for 1958: Chairman, Mr. Arthur Arch; Deputy-Chairman, Mr. J. Wingfelder.

It was decided to renew memberships in the Community Planning Association of Canada.

Regarding Mr. Roger's application to divide his lot (on the north side of the Texaco Station) it was felt that no decision should be made without more accurate information as to measurements, etc. and the secretary was, therefore, instructed to have Mr. Rogers submit a survey of the lot.

Letter of Dec. 11, 1957, from Dolphin Development re Lots 18, 19 and 24, Plan 529 was held over.

Meeting was adjourned at 10.00 P.M.

Arthur Arch

Planning Board held a special meeting on February 5, 1958, with Mr. Deacon to hear his suggestions and recommendations on the matter of the 185 acres which Credholme Developments Ltd. were asking Streetsville to annex.

However, as the three members present (Messrs. A. Arch, R. Mishaw and Mrs. Willis) did not constitute a quorum, no decisions could be reached. It was evident, in any event, that more information would be required before the Board could make any recommendations.

On February 20, 1958, the Planning Board met, with the following members in attendance: Messrs. Parker, A. Arch, Wingfelder, W. C. Arch, Dowling and Mrs. Willis.

The Chairman, on behalf of Mr. Harry Rutledge, asked whether the Board would look favourably on the proposal to build a house, on Mr. Ed. Rutledge's property, back of the existing house. As the new house would front only on a private lane running in from John Street, no such application could be entertained.

Deed of property from James and Sarah Beehoo to Ronald Beehoo, covering the 136' x 183' rear portion of the Beehoo lot on Queen Street South (part of Lot 3) was approved on Mr. Wingfelder's motion seconded by Mr. Parker.

Mr. Geo. Parker submitted his application to build a duplex to the rear of his Tannery Street lot on which there is an existing house and a garage with overhead apartment. The Board recommended that in Mr. Parker's own interests, if only to avoid future complications, the property should be divided so as to provide a legally separated lot for the proposed duplex. However, as Mr. Parker preferred not to do this, the secretary was asked to consult the Village solicitor on the legality of Mr. Parker's proposal.

Mr. Marshall Adamson attended to advise of the Orange Lodge's intention to instal two new washrooms in the Orange Hall. The Board gave the project its blessing.

The meeting then proceeded to a discussion of Council's tentative decision to seek annexation of the 185 acres north of the Village, as requested by Credholme Developments Ltd. It was pointed out by Council members that development of the area proposed for annexation was to be on an assessment ration of 60% industrial to 40% residential and that Planning Board would have an opportunity to make its recommendations in the matter of the conditions-of-annexation agreement between the Village and Credholme Development.

A recorded vote was taken on the following motion by Mr. W. Arch, seconded by Mr. Parker: "That the Planning Board will consent to the annexation of the proposed application submitted by Credholem Development Ltd. on condition that at no time the residential assessment is equal to more than 40% residential to 60% of industry by assessment." AYES: F. Dowling, W. F. Acrh, Geo. Parker, J. Wingfelder, Arthur Arch. NAY : H. M. Willis.

Meeting adjourned at 11.00 P.M.

The Planning Board met on March 26, 1958, with the following present: Messrs. Arch, Smith, Parker, Dowling and Wingfelder and Mrs. Willis. (Mr. Smith replaces Mr. W. C. Arch who resigned from the Board.)

Minutes of the two previous meetings were read,and adopted as read.

Mr. Arch submitted a sketch by Mr. H. Rutledge, showing location of house he wishes to build to the rear of Mr. Ed. Rutledge's house. It is the Board's understanding that, as long as the present parcel of land remains as one property, the second house can be built. However, if the property were to be divided, then a second dwelling could not be permitted as there would be no frontage on a public street.

Mr. Arch submitted blueprint of new fire-hall to be erected on the south-west corner of Broadway and Tannery. The lot is 40' x 246' (276') and the hall, 34' x 82' with a 40' apron in front. The suggested 6' sideyard along Broadway was agreeable to the Board. (Moved by Mr. Parker, seconded by Mr. Smith.)

Approval was given to the deed submitted by Mr. Albert Rogers dividing his lot at 105 Queen St. South into two lots. The lot fronting on Queen Street, with existing house, is 75' x 105', an area of 7,875 square feet, and the lot fronting on Church St. is 74' x 95', or 7,030 Sq. ft. According to the survey accompanying the deed, this provides the 25' minimum rear yard on the Queen Street lot.

It was decided to display our Official Plan and Zoning By-Law maps at the Metro. Toronto Civic Conference on April 19th.

Approval was given to the deed by G. S. Shipp & Son to Mr. S. McCallion of the industrial parcel on the south-west corner of Falconer Drive and Alpha Mills Road.

Again submitted for consideration was the Dolphin letter of Dec. 11, 1957, re Lots 18, 19 and 24, Plan 529. Decision on this had been deferred at the February 4th meeting on representations that Council wished first to settle with Dolphin the expropriation price for the extension of Joymar Drive. Mr. Parker's motion, seconded by Mr. Dowling, that a decision should be deferred for one week was lost. A deadlock having been reached, Mr. Wingfelder moved that the discussion be re-opened, and the members opposing Mr. Parker's original motion agreed to the postponement of a decision for one week only.

Dr. Montemurro's application No. 618 for permission to extend his building on the south-east corner of Queen Street and Maiden Lane could not be approved. The lot is 75' x 150', andarea of 11,250 sq. ft. The present building is 65' x 100', or 6,500 sq. ft. and therefore already over the 50% of lot coverage permitted by the Zoning By-Law. The proposed extension would also infringe requirements as to rear yard, parking space. While the required sketch was not attached, it seemed likely also that the extension would interfere with or prohibit rear loading and unloading.

It was decided that in future Planning Board meetings would be held the second Tuesday of each month.

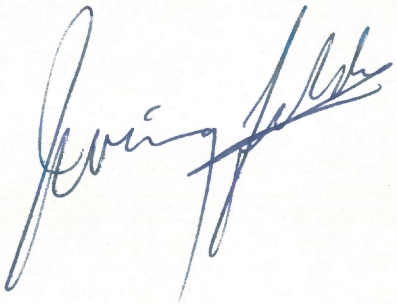
Meeting was adjourned at 11.00 P.M.

The Planning Board held a meeting on April 2nd, 1958, attended by Messrs. Arch, Parker, Smith and Wingfelder & Mrs. Willis.

It was moved by Mr. Smith, seconded by Mr. Wingfelder and carried unanimously, that the Board grant the letter of tolerance sought by Dolphin Development in respect to Lots 18, 19 and 24, Plan 529.

It was brought to the attention of the meeting that Council, in granting a building permit to Dr. Montemurror to extend his Maiden Lane office building frour feet eastward, had violated the Zoning By-Law and that the variances allowed were a matter for the Committee of Adjustment who alone had the authority to deal with such matters. The Board, therefore, unanimously adopted Mr. Smith's resolution, which was seconded by Mr. Wingfelder, that a protest be lodged with Council against the action taken by them in granting a building permit which was in contravention of the By-Law.

Meeting was adjourned at 10.00 P.M.



Planning Board met on May 6, 1958, with the following members present: Messrs. Parker, Mishaw, Wingfelder, and Smith and Mrs. Willis. In the absence of Mr. Arch, who was unable to attend until later, the meeting was presided over by Mr. Wingfelder as Chairman.

Mr. Koshel asked for permission to convert bis barn into a duplex. Mr. Koshel is faced with several difficulties in connection with his property, in that he has approximately five acres in a Rural Agricultural Zone which requires minimum parcels of 25 acres per dwelling and does not permit duplexes and, furthermore, his land is landlocked with no means of access except by trespass over intervening properties. It was decided that Mr. Koshel should approach Council to try to find a solution to the problem of access and that, in order to resolve the predicament in which Mr. Koshel finds himself, the Board would be prepared to apply for permission to re-zone the land as Residential and thereby make the land available for subdivision.

A letter of April 14th from Council requested re-zoning of the High property and the remaining 3.288 acres as residential (R2) was received and the request concurred in. Mr. Wingfelder moved that the necessary amendment of the Official Plan be applied for. Seconded by Mr. Mishaw.

The Board then discussed how the present wording of the Zoning By-Law re residential uses permitted in M1 and M2 Zones could be revised to assure that there could be no misinterpretation and no deviation from the use intended. It was suggested that the revision should be along the following lines: "Caretaker" shall mean a person whose sole duties are as caretaker in the plant where he caretakes and who has no other employment". And "such space (for residential use) shall not exceed 1% of the gross floor area of the plant.

Meeting was adjourned at 10.30 P.M.

At the request of Council, the Board held a special meeting on May 21st to deal with matters arising from the application for annexation to be heard by the Municipal Board on May 26th. All members except Mr. Wingfelder were present.

Mr. Smith reported on Council's two meetings with the Council of Toronto Township and also explained why the 183 acres originally decided upon for annexation had been reduced to 44 acres, namely to reduce the hazards of delay, part of the 44 acres having been optioned and a matter, therefore, of some urgency. In view of the questions raised by Toronto Township, and after some discussion, the following motion by Mr. Mishaw, seconded by Mr. Smith, was carried unanimously:

"Resolved that the Board approve of the present application, provided that in the event the present application is enlarged now or in the future to affect lands owned by Credholme Development Limited lying to the east of the lands, the subject matter of the present application and intended for residential development, this Board approves of such enlargement provided that this Board must approve of any plan of subdivision thereof.

And further resolved that this Board approve of an enlargement of the present application to affect lands lying to the west of the lands, the subject matter of the present application, and bounded on the west by the Fourth Line.

It was further resolved that in the event the Ontario Municipal Board so requires, this Board is of the opinion that lands bounded on the west by the main line of the C.P.R. (and lands of common ownership lying west thereof) and on the North by the north limit of Lot 8, Con. V W.H.S. may be annexed to the Village to the advantage of the Village".

The meeting was adjourned at 10.00 P.M.

The Planning Board held a meeting on June 10, 1958, attended by Messrs. Arch, Mishaw, Smith and Mrs. Willis.

Adoption, as read, of the minutes of the May 6th meeting was moved by Mr. Smith and seconded by Mr. Mishaw.

Being aware that Mr. Wes. Durie's plan of building on the lot immediately to the north of McArter's Department Store is predicated partially on his being able to purchase an addition 80 square feet (approximate) from the owners of the lot on the north-east corner of Queen and Main Streets, there was some discussion as to whether the Board should approve the sale of the 80 square feet which would have the effect of aggravating the existing infringement of the Zoning By-Law as regards building coverage of the lot. It was the Board's decision that the proposed separation was undesirable and that, on the whole, it might be preferable to allow, instead, a slightly larger percentage of lot coverage to Mr. Durie.

Mr. Honsberger's building permit application No. 663 for a factory and showroom on Lots 14 and 15 William Street could not be approved as the proposed setback is less than the By-law requirement.

Deed transferring property from Jessie Grice to Streetsville Fuels Ltd., fronting on the C.P.R. tracks, west of Queen Street, was approved on the understanding that coal storage, etc. will be in sheds and any fuel oil tanks, underground. It was also suggested that the secretary write Mr. Carr of Streetsville Fuels suggesting that he might care to consult with the Streetsville Fire Chief regarding precautions against fire.

Letter from Harvey Obee re Credholme Development and their application to Toronto Township for re-zoning of the 44 acres recently annexed to Streetsville was read. It was decided that the Board should write to Toronto Township stating that we support the Credholme Development application for re-zoning as it is out intention to have this land development for industrial purposes.

Meeting was adjourned at 10.20 P.M.

Attending the July 4nd, 1958, meeting of the Planning Board were Messrs. Arch, Wingfelder and Parker and Mrs. Willis. Mr. Dowling was present for the latter part of the meeting.

Mr. J. Mota submitted his building plans for an addition to his John Street house. As the drawings gave incorrect dimensions for the lot, the existing house and the proposed addition, Mr. Mota was advised that these would have to be corrected before any building permit could be recommended to Council. However, in order to avoid the delay which a second submission to the Board might entail, the Board passed Mr. Parker's motion, which was seconded by Mr. Wingfelder, that if the corrected plans meet all By-Law requirements, then the Board approves the granting of a building permit. Mr. Mota gave his assurance that the altered house will have only one kitchen.

The secretary was instructed to reply to the June 24th letter of Mr. Harvey Obee regarding Credholme Development subdivision plan for their 183 acres that the plan was being held over for consideration at a later date.

Next considered was the Dolphin plan of subdivision (comprising 10 lots) for the surplus acreage from the High School site, which they are purchasing from the Village. The plan was approved by the Board, subject to approval by the Village engineers and the execution of satisfactory financial agreements between the Village and the subdivider.

The Board next discussed the need to review the Zoning By-Law in the following respects:

1. Due to a change in definition of multiple family dwellings there is no specific frontage requirement for duplexes.
2. Section 13.2-1(i) does not achieve the purpose and intent of the By-Law.
3. Printing plants are not specified as permitted uses in either Commercial or Industrial Zones, and Mr. Tolton has applied for a revision allowing them in a C-1 Zone.

Before reaching any decisions the Board thought it desirable to study the By-Laws of other municipalities and also to consult with Mr. Deacon. The secretary was instructed, therefore, to obtain this information.

It was decided to have Mr. Ward Allen appear on the Board's behalf at the July 3rd Committee of Adjustment hearing (being held by the new Committee). The Board opposes Mr. Honsberger's application for the reason that they feel no effort has been made to conform to the By-Law and that there is insufficient justification for allowing the requested variance. On the Durie application the Board's position is that it does not approve the separation of the 1110 sq. ft. from the Reid lot on the corner of Queen and Main Streets and that Mr. Durie's building plans are contrary to the intent of the By-Law as regards the 75% coverage of the ground floor. The Board will not oppose the variations on lot coverage and rear yard.

The meeting was adjourned at 11.30 P.M.

The Planning Board met on July 22nd, 1958. Present were Messrs. Arch, Dowling, Parker and Smith.

Minutes of the July 4th meeting were read and approved.

There was a short discussion of the Committee of Adjustment decisions following their July 3rd hearing of the Durie and Honsberger applications.

Letter dated July 17th from Frank J. Reid was read. The following motion by Mr. Parker, seconded by Mr. Dowling, was passed: "That the Planning Board of the Village of Streetsville approve of the conveyance of a piece of land with a frontage of 4'6" on the north-east corner of Queen Street and Main Street by an even depth of 26' from Frank Reid to Wesley Durie. Such parcel of land is presently known as part of Lot 209."

Next read was a letter of July 24th from the Department of Planning and Development requesting a report on Credholme Development request for re-zoning of the 44 acres to become part of the Village on January 1st next. The Board, as previously agreed, supports this application.

Held over for later discussion was letter of July 4th from Metropolitan Planning Board attaching report entitled "Draft Outline Official Plan of the Metro Planning Area".

Thos. L. Arch

Planning Board met on August 26, 1958, with Messrs. Arch, Mishaw, and Smith and Mrs. Willis present.

The minutes of the previous meeting were read and adopted.

The Ling to Hammond deed was considered. The Board were of the opinion that the matter of the rearrangement of boundaries between the Lings and the Hammonds should be dealt with as a whole. The secretary was therefore instructed to obtain complete information as to dimensions and areas of the various parcels of land concerned, the Hammond to Ling deed and the Lings' plan for the eventual division of their property.

Meeting was adjourned at 10.00 P.M.

Arthur Smith

The Planning Board's meeting of September 23, 1958, was attended by Messrs. Arch, Parker, Wingfelder and Dowling and Mrs. Willis.

The Minutes of the previous meeting were read and adopted.

Elder Packing Company's building permit application No. 738 for an extension to their factory on Thomas Street at Joymar Drive had been forwarded from Council. Nothing in the plans indicated where provision was being made for loading and unloading and the Board were concerned to make sure that this would not be on the Joymar Drive side where, with a ten-foot sideyard, there would be interference with traffic on Joymar. Pending receipt of this information, therefore, the Board withheld any recommendation on the application.

Regarding the Hammond - Leang re-arrangement of boundaries of their properties at Ellen and Queen Streets, it was moved by Mr. Wingfelder, seconded by Mr. Parker, and carried, that, on the basis of information available, the Hammond - Leang and Leang - Hammond deeds be approved.

Next considered were applications by Mr. Koshel and Mr. Wm. J. Whaley to have their respective properties south of Thomas Street re-zonged, from Rural Agricultural to Residential. The Board approved Mr. Dowling's motion (seconded by Mr. Wingfelder) that Planning Board recommend, subject to Council's approval, the re-zoning of Mr. Koshel's property and of Mr. Whaley's property, from Rural Agricultural to Residential, subject to submission of subdivision plans by the applicants before the Board shall undertake to amend the Official Plan.

Next item of business was Dr. Montemurro's application No. 728 to build underground storage for his building on the south-east corner of Queen Street and Maiden Land, the storage to be under the parking area with access by means of a covered stairway to be erected along the south side of the present building. As the existing building already exceeds the permitted maximum lot coverage, the Board could not recommend granting the permit for an addition which would aggravate the infringement. Motion disallowing the application was made by Mr. Wingfelder, seconded by Mr. Parker and carried unanimously.

Meeting was adjourned at 10.30 P.M.

Secretary

Streetsville Planning Board met on October 28, 1958, with Messrs. Arch, Parker and Smith and Mrs. Willis present. And Mr. Wingfelder.

Three notices of applications having been received from the Committee of Adjustment, the Board's decision on the action to be taken was as follows:

1. Dolphin Development re Lot 92, Plan. 529 : no objection.
2. F. Dowling application re Lots 24, 25, 26 and 27, William Street: No objection, but the secretary was instructed to draw to the attention of the Committee of Adjustment Section 15.4 (i) of the Zoning By-Law regarding planting strips.
3. E. P. Watson and Dora M. King application re 210 Queen Street South: moved by Mr. Smith and seconded by Mr. Parker that the Board write registering its opposition to the application for the reason that the variances requested are so numerous and of such a nature as to constitute virtually a request for complete exemption from the By-Law.

After discussion of the Thomas & Thomas request for re-zoning of 189' x 150', north-west corner of Arch Road and Ellen Street, to permit the erection of an apartment house, it was decided to ask the applicant to submit building and lot plans, etc. before further considering the matter.

After some deliberation the Board decided to recommend to Council the following amendments to the Zoning By-Law.

1. Re definition of 'Dwelling Duplex', Section 2.15 -- the words "or vertically" to be deleted.

2. That duplexes should be allowed only in R3 zones; therefore duplexes to be inserted in Section 9.1-2 (permitted uses in R3).

3. That the requirements for Minimum Lot Area and Minimum Lot Width for duplex should be, respectively, 9,000 sq. ft. and 60 feet, and that Section 9.2-2 be so amended.

4. That printing plants be classified as an M1 use, and Section 15-1 (c) show printing plants as a permitted use.

5. Having heard that the matter of allowing bill-board type signs in the Village was before Council, the Board agreed to Mr. Wingfelder's motion, seconded by Mrs. Willis, that a recommendation be forwarded to Council to the effect that such signs should not be permitted.

Meeting was adjourned at 10.45 P.M.

Streetsville Planning Board met on November 26, 1958 and attending were Messrs. Arch, Wingfelder, Parker, Smith and Dowling and Mrs. Willis.

The minutes of the two previous meetings were read and adopted.

Mr. John Graham, representing Mr. Wm. J. Whaley (who was also present) submitted Mr. Whaley's proposed 26-lot subdivision of the former Bird property on the south side of Thomas Street. Decision was deferred pending receipt of the Village Engineer's report on this and the adjoining Koshel property to the south, as regards flood levels, fill required, if any, and general suitability for residential development, etc. The secretary was also instructed to consult the Conservation Authority.

Mrs. Willis stated that she could not continue to act as secretary after the end of the year. Having in mind the lack of success to date in finding a successor and Council members of the Board having mentioned that the Municipal Office required additional staff, the Board decided to recommend to Council that they hire a secretary for the Municipal Office whose duties would be arranged to include the secretarial work of the Planning Board.

On behalf of Mr. Stanley Cermelj, re lots 1,2,3, & 4, Plan 556 (Vista Subdivision), Messrs. Reid, Robinson, Durham & Blenkorn asked that Planning Board agree to his rearranging the 4 60-foot lots into 3 80-ft, lots. Request granted. The remaining questions raised regarding drainage, the $550. per lot payment, are not within the Board's province, and are to be referred to Council.

Letter received from Kenadam Associates Ltd. requested permission for Mr. C. Zurini to divide his property at 185 Wyndham St. From the sketch submitted it appeared that the proposed new lot would have an area of 5,967 sq. ft. whereas the minimum required is 7,000 sq. ft. There was also the question of sewer services. In any event, no decision could be reached until the Board shall have received adequate information.

Letter from G. S. Shipp & Son requested approval of deed of 300 feet of frontage along Queen at Britannia sideroad to Martha Petraites and Stanislava Grigelype. The secretary was instructed to find out whether the balance of the Shipp commercial area had since been sold, as rumoured, to the same purchaser, in which case the Board would ask for one deed covering the entire parcel. If the buyers of the two parcels are not the same, then the chairman and secretary were authorized to sign the subject deed.

Letter of Nove. 20th from Mr. McGillivary advised that Council's decision on our recommendation for the revision re "caretakers' residence" in the Zoning By-Law was that no residential uses should be permitted in an industrial zone. The Board agreed to this suggestion.

Letter from Mr. M. C. Foster requested a certificate of occupancy for Mr. Rohald Behoo for his machine shop on part of Lot 3, Con. V. The secretary was asked to advise applicant that the Board does not issue such certificates.

The Board studied the apartment building and lot plan submitted by Thomas & Thomas for the north-west corner of Arch Road and Ellen St. The building proposed exceeds the permitted maximum lot coverage by approximately 12% and the Board will not consider any plan which does not conform in every particular to By-Law requirements. The Board also were of the opinion that built-in garages opening at the front of the building are an undesirable feature since the tendency is for such garages to be left open or only partially closed and thereby presenting an unsightly appearance to neighbouring residences.

Meeting was adjourned at 11.15 P.M.